



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: May 29, 2006

Project No.: 460 - PA - 2004

Coordinator: Mac Cummins

Case No.: _____

Project Name: SkySong Residential

Project Location: S.E.C. Scottsdale Road and McDowell Road

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: PCD

Proposed Zoning: Same

Number of Buildings: 1

Parcel Size: ~~37.06~~ net acres

Gross Floor Area/Total Units: 325 du

Floor Area Ratio/Density: 8.3 du/ac

Parking Required: 496 ps

Parking Provided: 496 ps

Setbacks: N - N/A S - 35'

E - 25' from W - N/A
curb

Description of Request:

See Attached.

88-DR-2005#2
06/02/2006

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Background

Four basic areas of activity, have contributed to the planning and design of the SkySong Residential component as follows:

1. The work sessions of the appointed Ad Hoc Committee as representative of the community.
2. The "Design Guidelines and Development Framework" drafted by this group
3. This group's incorporation of the city's "Sensitive Design Principles."
4. The vision summary as the final product of the Ad Hoc Committee efforts.

The above four areas carry forth the City's basic goal to "create an urban, mixed use knowledge-based center, to include high-tech business in combination with education, research, office and creative options to incorporate appropriate residential, commercial and supportive retail uses." This goal further supports the City's vision for a unique 21st Century business community location with technology innovation and commercialization to stimulate the economy, revitalize the neighborhood and brand the City/ASU and the region as leaders in the knowledge community.

The Ad Hoc Committee's vision identifies the ASU Scottsdale Center for new technology and innovation as a world class assembly point of knowledge and technology business. In addition, the center is envisioned as a catalyst for the renaissance of the entire Scottsdale Road/McDowell Road corridor.

In keeping with the above goals and vision, the following guiding principles were established by the Ad Hoc Citizen's Advisory Working Group:

1. Contribute to the mixed use environment with a balance of residential with office, research, retail, hotel, cultural/civic and open space
2. Interconnect the ASU/Scottsdale site with surrounding retail and other commercial, residential areas.
3. Create positive relationships and traditions to existing residential including scale, proportion.
4. Provide parking sufficient for uses but insure that it is not a dominant feature on the site or in surrounding areas.
5. Create pleasant, pedestrian friendly environments that promote walking that are shaded, safe, accessible, well-lighted and convenient.
6. Encourage access and use of public space on the site.
7. Enhance pedestrian movement and human scale along the neighborhood access streets.
8. Facilitate inter-connectivity between surrounding neighborhoods with convenient access to public space.
9. Strengthen bicycle connections and accommodate bicycles by incorporating bicycle parking in parking garages.
10. Respect adjacent commercial and residential neighborhoods and seek to strength them as revitalization takes place in the area.
11. Establish view corridors into the project to draw people within the community to gathering places via public space and retail.
12. Respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran environment.

To further support the work of the Ad Hoc Committee, the following City of Scottsdale Sensitive Design Principles for the ASU-Scottsdale Center were incorporated:

1. Enhance and strengthen the design character of new development.
2. Recognize appropriate siting and orientation of buildings to preserve established major vistas and sight lines.
3. Provide streetscape continuity along adjacent uses, through use of cohesive landscape, decorative pavement, street furnishings, public art and infrastructural elements.
4. Provide landscape and shade elements as well as uniting connections between adjacent developments for pedestrians.
5. Design buildings with a logical hierarchy of mass to control the visual impact of building height and size.
6. Highlight important building volumes and features such as entries.
7. Extend interior spaces into the outdoors both physically and visually where appropriate.
8. Utilize materials, colors and textures associated with the region.
9. Use a variety of textures and natural materials to provide visual interest to business particularly at the pedestrian level.
10. Incorporate shade structures, deep roof overhangs and recessed windows.
11. Utilize design strategies and building techniques that may minimize environmental impact, reduce energy consumption and endure over time.
12. Respond to the desert environment by utilizing a variety of native landscape materials indigenous to the arid region.
13. Emphasize the character of the area through careful selection of plan materials in terms of scale, density and management.
14. Use water judiciously in the landscape in place of high pedestrian activity.
15. Balance ambient light levels with designated focal lighting needs; minimize glare and invasive overflow to conserve energy and to reflect the character of the area.
16. Design signage to be complementary to the architecture, landscape and design them for the site; consider visibility and legibility.
17. Utilize exterior materials that are responsive to climate, adjacent context, site orientation and building usage.

SkySong Residential

The residential component of SkySong represents the development direction promulgated by the Ad Hoc Citizens Committee and their efforts in identifying and expressing the desires and wishes of the community. This includes compliance with the City of Scottsdale's "Sensitive Design Principles" and the Committee's "Design Guidelines and Development Framework." With regard to these documents, the residential component of 325 market-rate apartments is a viable component of the mixed use development concept for SkySong. The residential development shows parking via a multilevel parking structure accommodating approximately 1,000 cars. This parking is shared with the adjacent research/office building.

The residential buildings enclose the parking structure removing it from view at the street. Street-level stoops and canopies articulate ground-level unit entries which enliven the streetscape and contribute to human scale. Additional amenities include wide tree-canopied sidewalks and street furnishings (benches, tree grates, trash receptacles, railings and entry steps, distinctive pavement) further contribute to sense of place and pedestrian scale to give a pleasing neighborhood character and walk-able image.

The project includes two major courtyards for year-round uses with extensive shade in summer and sunny areas in winter. In addition, three smaller courtyards offer light and air plus sound of water from small fountains with sculptural elements for visual interest. Connectivity is fostered

at the street level with access from all four sides of the project to the internal courtyards. These access points also provide views into the project from the street. Additional amenities for residents include 6,000 square feet of common area with exercise room, lounge and conference space.

The east/west oriented Paseo, on the north side of the residential, serves as the connecting link between office/research, retail, residential and the public open space fronting onto 74th Street. This public space of park-like character also engages the “front door” of the residential component with a viewing/seating terrace overlooking the green park space, which is an invitation for neighborhood use. Combined with retail along SkySong Boulevard, the park space and shade structures also serve as a gathering/meeting place with tree canopy and shade structures.

The Paseo, as well as the street-oriented edges of the project, provides sufficient lighting for safety and night lighting character to promote walk-ability.

Adjacent uses to the residential component include office/research, retail, public park space and parking. Access to this mix of uses is provided from SkySong Residential, as well as from adjacent neighborhoods to the south. The intent is to provide a walk-able community allowing neighborhood residents to stroll through the project and experience SkySong on the way to their destination.

The intent of the architecture is to compliment the streetscape scale with sensitivity, variety and visual interest to convey sense of place. Articulation of building mass, forms and colors are combined to give a contemporary character to the buildings. The streetscape detail promotes connectivity with adjacent neighborhoods and within SkySong.

The SkySong Residential component is designed with sensitivity to the context of the project and the area; in terms of promoting connectivity to and through the development to make it an inviting place for residents and neighbors to share, public space and retail uses within SkySong.

Sustainable design is an essential part of our regional and global environment. The consumption of resources and impact on the environment can be minimized with proper planning and care. Todd & Associates is currently working in close partnership with the City of Scottsdale to establish green building criteria for the SkySong Residential development. We are dedicated to sustainability and environmental responsibility through the following actions:

- Utilizing drought-tolerant, water conserving plant materials.
- Maximizing energy efficiency through efficient mechanical systems and intelligent design.
- Use of environmentally-responsible and health conscious materials, and reducing waste by reusing recycling materials where possible.

The end goal, as expressed by the Ad Hoc Committee and the City of Scottsdale, is to bring together those elements of mixed-use that can serve as a catalyst in revitalizing the neighborhood and community. By incorporating office/research, retail, residential and park space, a viable, sustainable neighborhood is created for live, work and play.



AERIAL / CONTEXT PLAN

DEVELOPMENT REVIEW BOARD SUBMITTAL
ALL MEASUREMENTS ARE IN FEET



Scale: 1/8" = 1'-0"
Case #: 400-PA 2006

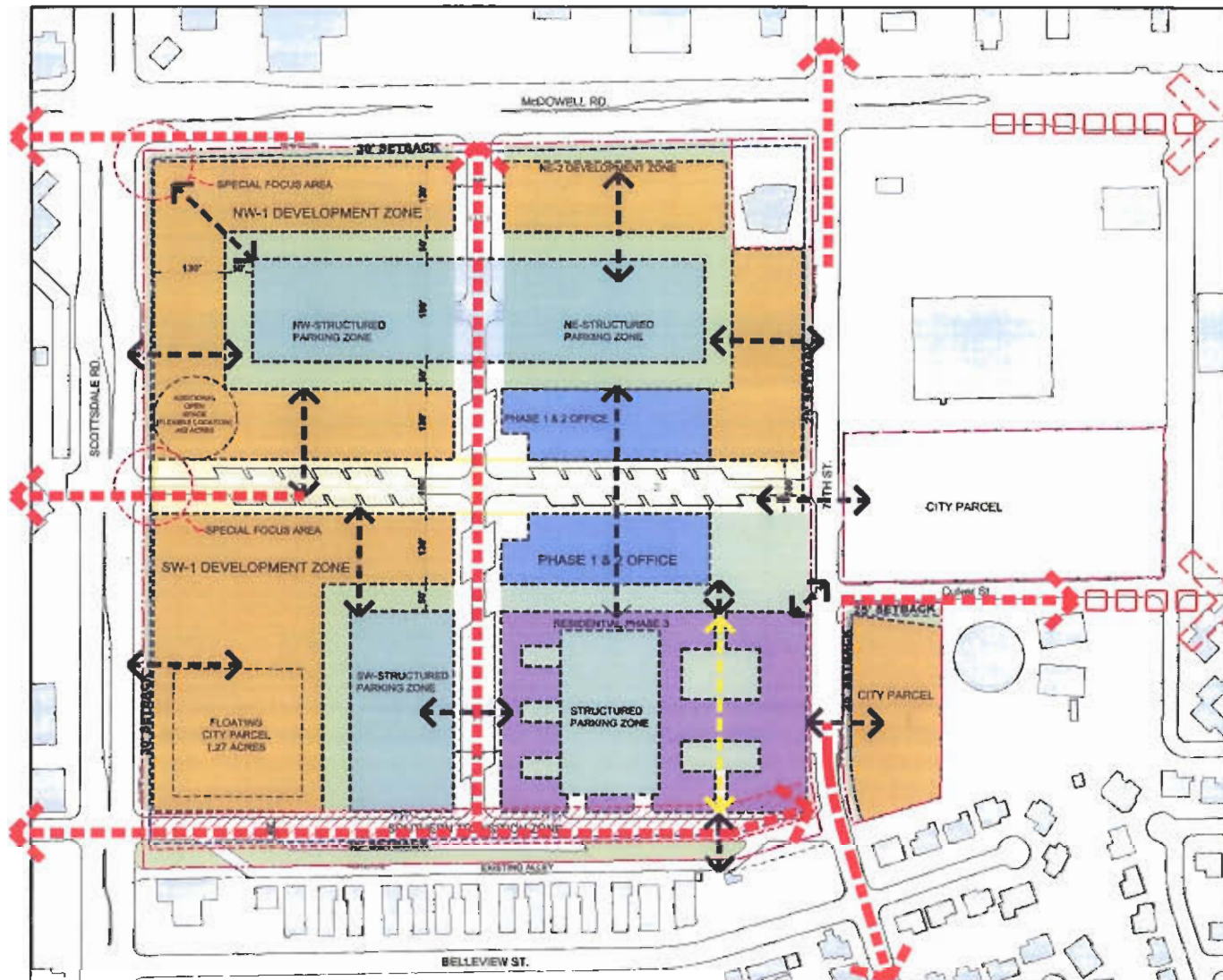


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THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE SCOTTSDALE ARIZONA SKYSONG RESIDENTIAL

88-DR-2005#2
6/2/2006



- KEY**
- RESIDENTIAL PHASE 3
 - FUTURE DEVELOPMENT ZONE
Buildings & Surface Parking
 - LANDSCAPE ZONE
Landscaped Open Space Zone
 - PHASE 1 AND 2 OFFICE
 - STRUCTURED PARKING ZONE
Potential structure over road
 - SHADE STRUCTURE ZONE
Skysong
 - SOUTHERN BUFFER ZONE
45' Height limit
 - BUILDING SETBACK
Measured from Back of Curb
 - PROPERTY LINE
 - GARAGE ACCESS
 - PRIVATE RESIDENTIAL ACCESS
Resident access through private interior courtyards
 - PEDESTRIAN ACCESS
Through block pedestrian access along each face of quadrant
 - NEIGHBORHOOD/COMMUNITY ACCESS
 - POTENTIAL COMMUNITY (REGIONAL ACCESS) TO INDIAN BEND WASH

FRAMEWORK SITE PLAN

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DEVELOPMENT REVIEW BOARD SUBMITTAL
 PREPARED BY THE ARCHITECT

Date: 05.23.06
 Case #: 460-PA 2004



88-DR-2005#2
 6/2/2006



DEVELOPMENT REVIEW BOARD SUBMITTAL

Date: 05.29.08
 Case #: 480-PA 2008

A2



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